



FOR LEASE

For Lease | Office

Elevate Your Brand In The Heart Of Lakewood Ranch

9024 Town Center Pkwy, Lakewood Ranch, FL 34202

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL |
941.957.3730 | MSCcommercial.com

PRESENTED BY:

SUSAN H. GOLDSTEIN LLC, CCIM, MBA

Senior Commercial Advisor

941.957.3730

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OFFERING SUMMARY

Available SF: 4,144 - 8,405 SF

Lease Rate: \$23.00-24.00 SF/yr

Lot Size: 1.9 Acres

Year Built: 2006

Zoning: PD-MU

PROPERTY OVERVIEW

Your business will make a statement in this professional office building. This modern office offers a mix of collaborative and private work spaces with plenty of natural light. The property is conveniently located just minutes from University Parkway and I-75.

PROPERTY HIGHLIGHTS

- 4,144± - 8,405± SF available
- Individual suites, entire floors, or entire building available
- Combination of private offices and open work areas encourage collaborative work environment
- CAM includes HVAC electric
- Amenities in close proximity including hospital, restaurants, and retail shopping
- Easy access to I-75, University Parkway, and Lakewood Ranch Boulevard

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,261- 8,405 SF	Lease Rate:	\$23.00-24.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 150	4,144 SF	NNN	\$24.00 SF/yr	4,144 SF with two private offices and spacious open work areas provide opportunities for a collaborative work environment.
Suite 200	4,261 SF	NNN	\$23.00 SF/yr	4,261 ± SF with four private offices, two conference rooms and a large open work area.

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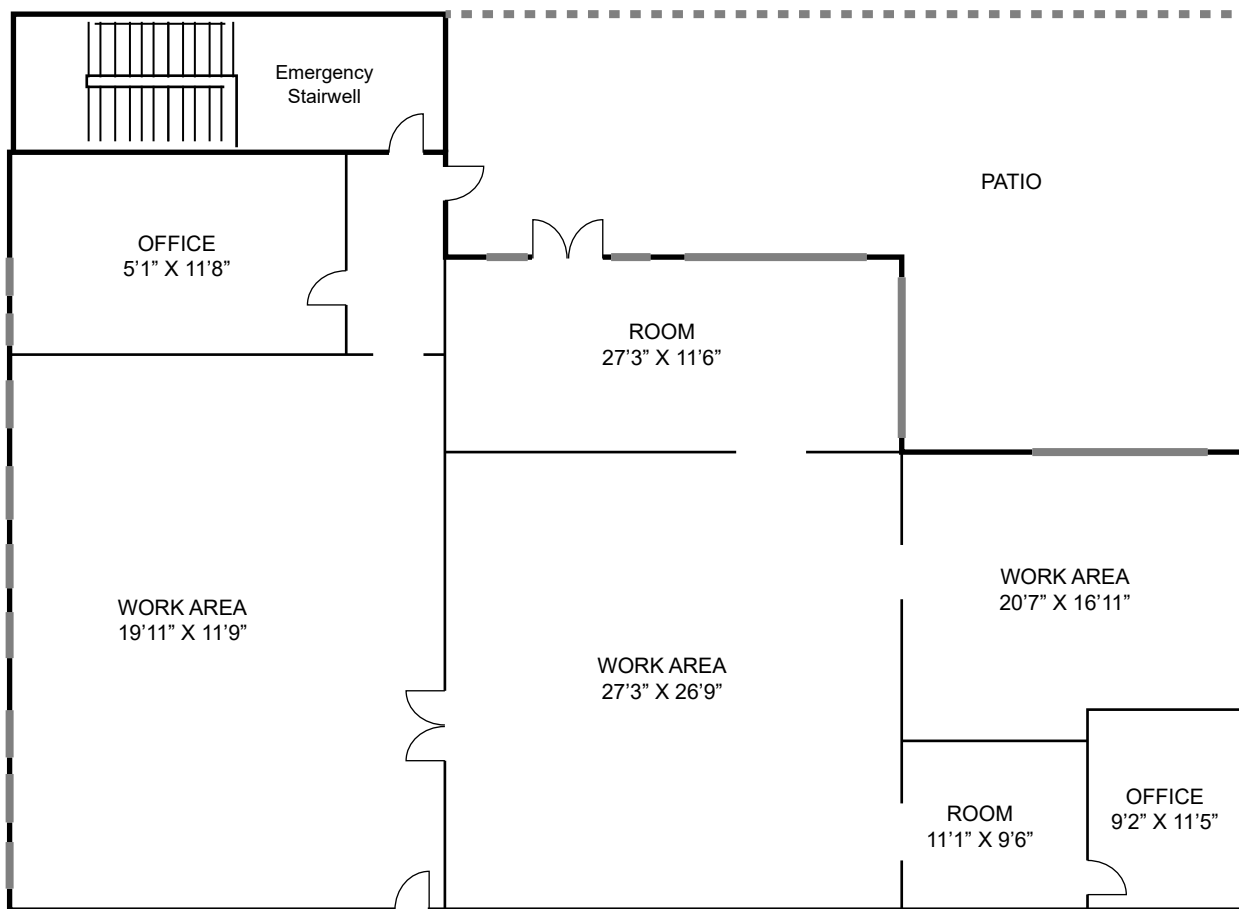
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Suite 150



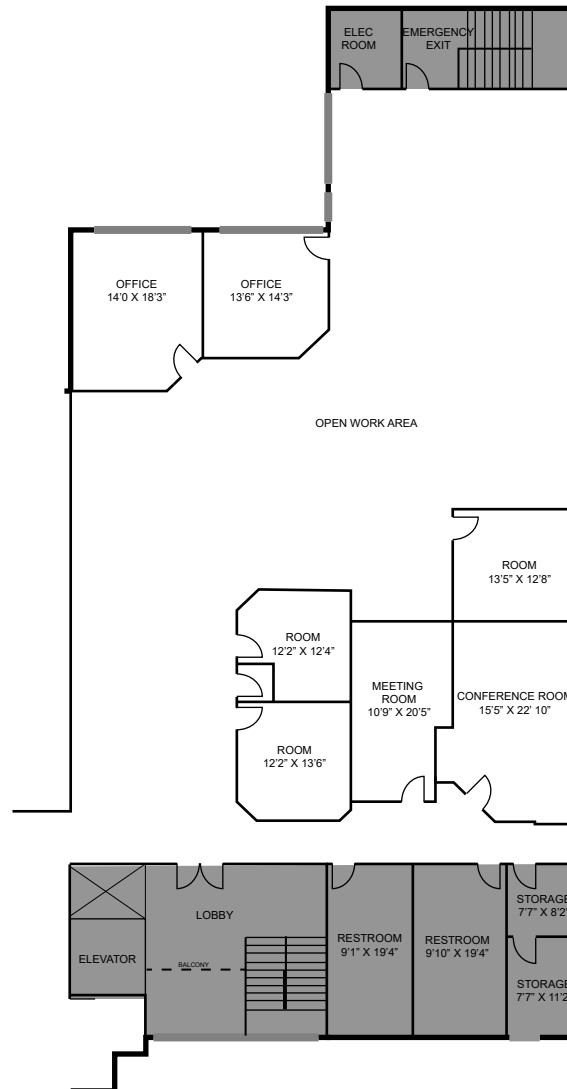
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Suite 200



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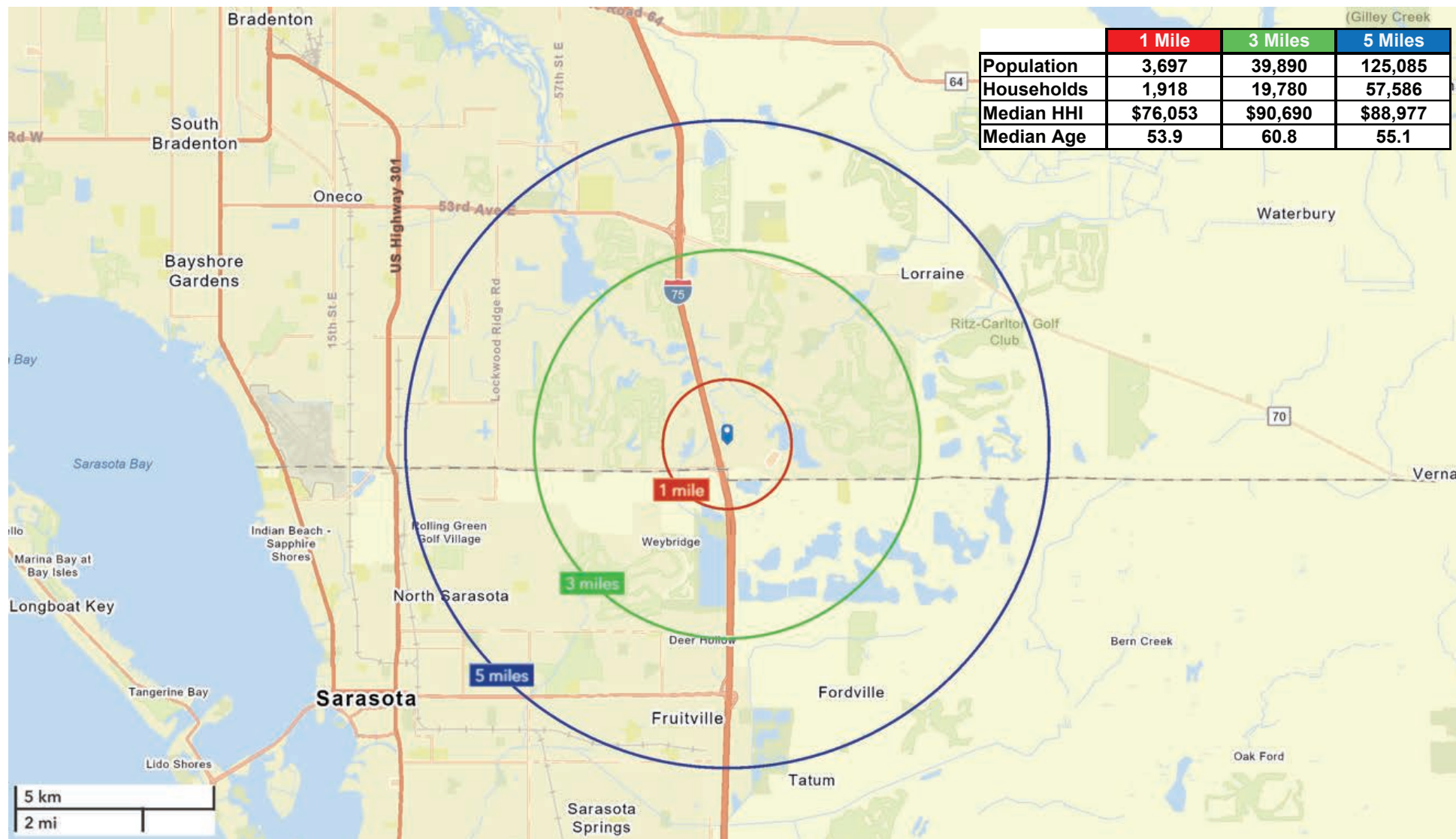
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DEMOGRAPHIC SUMMARY

9024 Town Center Pkwy, Lakewood Ranch, Florida, 34202

Ring of 3 miles

KEY FACTS

39,890

Population



19,780

Households

60.8

Median Age

\$76,689

Median Disposable Income

EDUCATION

2.8%

No High School Diploma



20.3%

High School Graduate



24.4%

Some College/
Associate's Degree



52.5%

Bachelor's/Grad/
Prof Degree

INCOME



\$90,690

Median Household Income



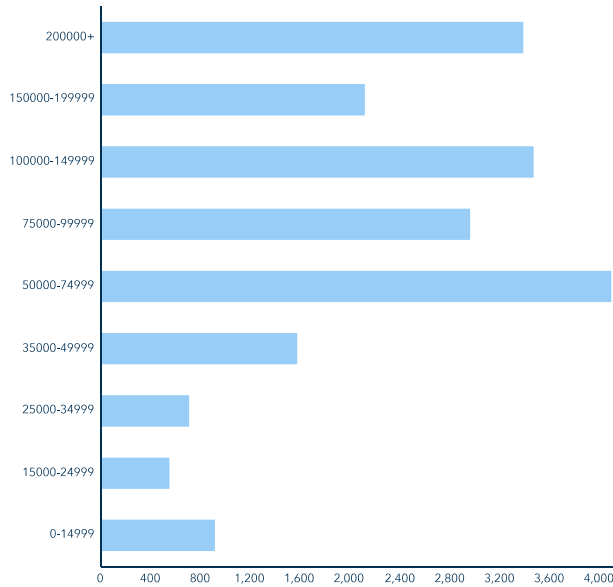
\$68,866

Per Capita Income

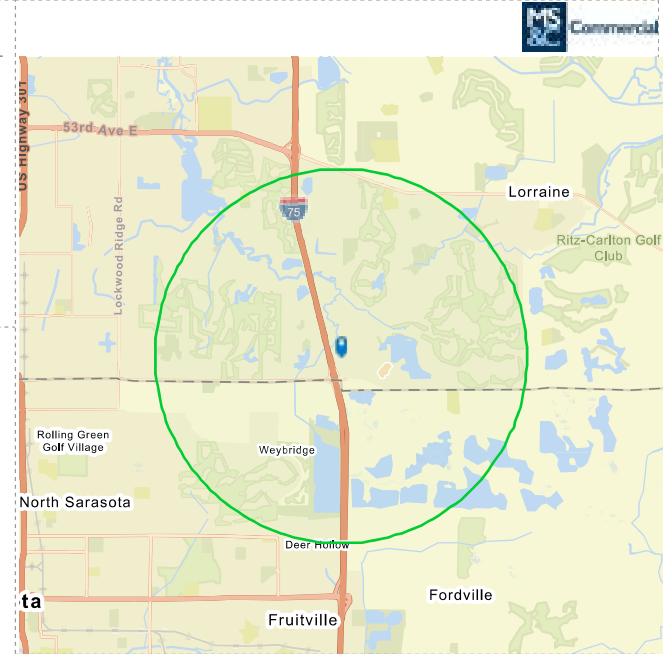


\$564,918

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

76.7%



Blue Collar

9.9%



Services

15.5%

3.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

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PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation
Columbia University Business School MBA
Duke University BA

MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member
Columbia University Alumni Club Past President
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee

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COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.